

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000093**

**Plan Name: Mindy's Place**

|                          |   |                       |            |
|--------------------------|---|-----------------------|------------|
| <b>Submittal Date:</b>   | January 28, 2014  | <b>Status:</b>        | In Review  |
| <b>Acceptance Date:</b>  | January 29, 2014  | <b>Parcel Number:</b> | 1457500106 |
| <b>Land Use Actions:</b> | Land Division (Plat), Environmental SEPA Review   |                       |            |
| <b>Location:</b>         | 14020 160TH AVE SE  |                       |            |
| <b>Applicant:</b>        | LAKERIDGE DEVELOPMENT I LLC<br>WM WAYNE JONES JR<br>PO BOX 146<br>RENTON, WA 98057-0146<br>(425) 228-9750   |                       |            |
| <b>Owner:</b>            | ARLENE BLUNDRED<br>1443 S FLORENCE ST<br>ENUMCLAW, WA 99022<br>(360) 825-4474<br><br>JUDY MATTESON<br>425 HARMONY<br>NORTH AURORA, IL 60542<br>(630) 897-4865<br><br>LAVINA FALCON<br>PO BOX 2081<br>RENTON, WA 98056<br>(425) 226-3375<br><br>MARSHAL BRENDAN<br>18225 SE 128TH ST<br>RENTON, WA 98059<br>(425) 255-6210<br><br>RICHARD BRENDAN<br>9302 60TH DR NE<br>MARYSVILLE, WA 98270<br>(425) 212-8502<br><br>VIRGINIA GEROS<br>4435 S 144TH ST<br>TUKWILA, WA 98168<br>(206) 444-5429 |                       |            |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

WANDA HAARSTAD  
180 OLD HWY  
LYLE, WA 98635  
(509) 365-2507

**Description:** The applicant originally proposed a Short Plat and Environmental Review (LUA13-000725). However, due to the number of lots/tracts a Preliminary Plat is required. Additionally, revisions to the proposal include proposed impacts to the critical areas on site necessitating a Variance. The applicant is now requesting Environmental Review and a Preliminary Plat approval for the subdivision of the 4.14 acre parcel into 8 lots for the future construction of single family residences and two tracts for critical areas and drainage. The site is currently vacant. The project site is located within the Residential - 4 (R-4) dwelling units per acre zoning classification. The proposed lots would all have a lot size ranging from 7,200 square feet to 7,733 square feet. Access to all lots would be provided via private driveways from a new proposed public road extended from 160th Ave SE which terminates in a hammerhead turn-around. The applicant is requesting a street modification, from RMC 4-4-060, in order reduce the width of the new public street from the required 53 feet to 47 feet. The site contains a Category 2 wetland. The applicant is requesting a Variance from RMC 4-3-050 in order to place a sewer extension through the wetland and it's buffer.

7/15/13: LUA13-000725 was placed on hold by the Planner as the project requires Preliminary Plat approval and a critical areas variance for a sewer line to cross a wetland.

1/24/14: the applicant submitted the final parts of the supplemental information/fees required. However, we were unable to link the plan cases in Energov therefore a new LUA was created (LUA14-000093).

2/24/14: the project was placed back on hold pending secondary review of the wetland analysis and mitigation plan.

3/6/14: project was revised to eliminate the sewer extension through to 162nd Ave SE.

**Planner:** Rocale Timmons

**Dev. Eng. Reviewer:** Rohini Nair

|                |          |  |
|----------------|----------|--|
| <b>Zoning:</b> | SAD0034  | Central Plateau Interceptor Area SAD         |
|                | R-4      | Residential - 4 DU/AC                        |
|                | SAD0035  | Central Plateau Interceptor Frontage SAD     |
|                | COMP-RLD | Comprehensive Plan - Residential Low Density |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000164**

**Plan Name: Melrose Short Plat**

|                            |  |   |
|----------------------------|--|---|
| <b>Submittal Date:</b>     | February 10, 2014  | <b>Status:</b> Approved with Conditions |
| <b>Acceptance Date:</b>    | May 15, 2014   | <b>Parcel Number:</b> 3223059202        |
| <b>Land Use Actions:</b>   | Land Division (Short Plat)   |   |
| <b>Location:</b>           | 18600 Block of 108th Ave SE  |   |
| <b>Contact:</b>            | TDSA ARCHITECTURE<br>TERRY SMITH<br>29607 4TH AVE S<br>FEDERAL WAY, WA 98003<br>(253) 740-6742<br>TSMITH@TDSAARCHITECTURE.COM  |   |
| <b>Owner:</b>              | JOSSIF ROZENBLAT<br>5415 NE 2ND CT<br>RENTON, WA 98059-5189<br>(425) 988-3072<br>JROZENBLAT@AOL.COM  |   |
| <b>Description:</b>        | Applicant proposes to subdivide a 17,730 sf parcel (APN 3223059292) into 2 lots. Lot 1 would be 8,232 sf and Lot 2 would be 8,232 sf. The site is located in the R-8 Zone. The proposed includes dedication of 1,266 sf as right of way. Access would be provided from 108th Ave SE via a 20-foot wide access and utility easement that would serve both Lot 1 and 2. There are no environmentally critical areas located on site. |   |
| <b>Planner:</b>            | Kris Sorensen  |   |
| <b>Dev. Eng. Reviewer:</b> | Rohini Nair  |   |
| <b>Zoning:</b>             | R-8  | Residential - 8 DU/AC                   |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000190**

**Plan Name: Panther Lake Subdivision**

**Submittal Date:** February 13, 2014

**Status:** On Hold

**Acceptance Date:** May 21, 2014

**Parcel Number:** 3223059123  
3223059148  
3223059273  
3223059344  
6623400050  
6623400053  
6623400054

**Land Use Actions:** Land Division (Plat), Environmental SEPA Review, Lot Line Adjustment Review

**Location:** 18655 108TH AVE SE  
18825 108TH AVE SE

**Applicant:** CONNER HOMES  
ARON GOLDEN  
846 108TH AVE NE, 200  
BELLEVUE, WA 98004  
(425) 646-4411

**Contact:** ESM CONSULTING ENGINEERS  
EVAN MANN  
33400 8TH AVE S, SUITE 205  
FEDERAL WAY, WA 98003  
(253) 878-5125  
EVAN.MANN@ESMCIVIL.COM

**Owner:** DOUGLAS WORTH  
1217 CORAL DR W  
FIRCREST, WA 98466

EP ENTERPRISE PROPERTIES LLC  
18819 108TH AVE SE  
RENTON, WA 98055

JAMES DENZER  
18655 108TH AVE SE  
RENTON, WA 98055

LESLIE LANSING  
14620 205TH AVE SE  
RENTON, WA 98059

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

TAMMY DEACY  
18825 108TH AVE SE  
RENTON, WA 98055

THOMAS AND SHIRLEY GOUGH  
18819 108TH AVE SE  
RENTON, WA 98055

**Description:** The applicant is requesting SEPA Environmental Review, Preliminary Plat approval, a Critical Area Exemption, a Lot Line Adjustment, and a street modification for a 34-lot subdivision. The 7.92 acre site is located within the Residential-8 dwelling units per acre (R-8) zoning classification. The subject property is a collection of six parcels located on the west side of 108th Ave SE just north of SE 192nd St. The 34 lots would result in a density of 5.89 dwelling units per acre. Lot sizes would range from 4,500 square feet to 9,900 square feet with an average lot size of 5,233. In addition to the 34 lots 5 tracts are proposed for sensitive areas, storm drainage, and recreational areas. Access to the site would be gained from 108th Ave SE. A new dead end public street (Road A and B) extended from 108th Ave SE would serve proposed Lots 1-9, 11-18, 22,23, and 27-34. Shared driveways extended from the new public road (Road B) are proposed to serve Lots 10, 19-21, and 24-26. The site currently contains two single family residences and several detached structures all proposed for demolition. Additionally, as part of the proposed Lot Line Adjustment the applicant intends on limiting the subdivision boundary to remove portions of Parcels F (662340-0050) and G (662340-0053) from the plat. The two existing homes, located on Parcels F and G, are proposed to remain following the recording of the Lot Line Adjustment. There are 190 significant trees on the site and the applicant is proposing to retain 24 trees. A stormwater pond is proposed within Tract C which would discharge into Panther Creek. The applicant has submitted a Wetland Report, Stream Report, Drainage Report, Traffic Impact Analysis, and a Geotechnical Engineering study with the application. The site contains five Category 3 wetlands (Wetlands A-E), a Class 4 stream, and there is a Class 2 stream (Panther Creek) located off site with a buffer extending onto the subject site. The applicant is proposing to fill one of the Category 3 wetlands and is proposing mitigation to compensate for any value lost. Finally, the applicant is requesting a street modification, from RMC 4-6-060, in order to eliminate the requirement for frontage improvements along 108th Ave SE.

**Planner:** Clark Close

**Dev. Eng. Reviewer:** Kamran Yazdidoost

**Zoning:** R-8 Residential - 8 DU/AC

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000208**

**Plan Name: Silver King Short Plat**

|                            |   |   |
|----------------------------|---|---|
| <b>Submittal Date:</b>     | February 19, 2014   | <b>Status:</b> Approved with Conditions |
| <b>Acceptance Date:</b>    | March 07, 2014  | <b>Parcel Number:</b> 0323059020        |
| <b>Land Use Actions:</b>   | Land Division (Short Plat), Critical Areas Exemption Review, Environmental SEPA Review, Short Plat Review   |   |
| <b>Location:</b>           | 1215 NILE AVE NE  |   |
| <b>Applicant:</b>          | DEVELOPMENT MANAGEMENT ENGINEERS LLC<br>CLIFF WILLIAMS<br>5326 SW MANNING ST<br>SEATTLE, WA 98116<br>(206) 714-7161<br>CLIFF@SITEDME.COM  |   |
| <b>Contact:</b>            | VINEYARDS CONSTRUCTION, LLC<br>ROBERT WENZL<br>PO BOX<br>BELLEVUE, WA 98008<br>(206) 714-6707   |   |
| <b>Owner:</b>              | JONAH-KAI HANCOCK<br>11025 148TH AVE SE<br>RENTON, WA 98059   |   |
| <b>Description:</b>        | <p>The applicant is requesting Short Plat Review for a 35,399 sf lot (0.81 acre) to subdivide into three lot in the Residential-4 (R-4) zone with a critical area tract. Previous Environmental review for the project was completed in 2009 with a Determination of Non-Significance Mitigated with five mitigation measures to be the same measures for this request. Net density after subtracting public roadway dedication, critical area tract, and private vehicular access easement is 4.35 du/acre. The request is for the property to use the R-8 zone standards as part of a clustering of homes due to the critical areas. The existing residence is to be demolished. Lot sizes for the residences range from 5,900 sf to 7,080 sf with the wetland tract 16,007 sf. Access will be taken from a private access road along the south property line connected to Nile Ave NE (aka 148th Ave SE). Two Category 3 Wetlands are present, with wetland and buffers requested to be located in a tract. All 19 trees on the proposed residence lots will be removed and replaced. A critical areas exemption is requested for extension of a sewer main along the south property border from the west. Studies submitted include Geotechnical Recommendations, Drainage Report, Critical Areas Reconnaissance, and Critical Area Restoration Plan. Proposed improvements include full street frontage along Nile Ave NE, new fire hydrant, and sewer main from westerly Aster Park Plat.</p> |   |
| <b>Planner:</b>            | Kris Sorensen   |   |
| <b>Dev. Eng. Reviewer:</b> | Rohini Nair   |   |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

|         |          |   |
|---------|----------|---|
| Zoning: | COMP-RLD | Comprehensive Plan - Residential Low Density  |
|         | R-4      | Residential - 4 DU/AC                         |
|         | SAD8611R | Honey Creek Sewer Interceptor SAD Residential |
|         | SAD8611C | Honey Creek Sewer Interceptor SAD Commercial  |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000241**

**Plan Name: The Enclave at Bridle Ridge**

|                            |   |   |  |
|----------------------------|---|---|--|
| <b>Submittal Date:</b>     | February 27, 2014   | <b>Status:</b>  | In Review                              |
| <b>Acceptance Date:</b>    | March 10, 2014  | <b>Parcel Number:</b>   | 1423059023<br>1423059057<br>1423059122 |
| <b>Land Use Actions:</b>   | Land Division (Plat), Environmental SEPA Review   |   |  |
| <b>Location:</b>           | 14004 156TH AVE SE<br>14038 156TH AVE SE  |   |  |
| <b>Applicant:</b>          | PNW HOLDINGS LLC<br>JUSTIN LAGERS<br>9675 SE 36TH ST, 105<br>MERCER ISLAND, WA 98040<br>(206) 588-1147<br>JUSTIN@PNWHOLDINGS.COM  |   |  |
| <b>Owner:</b>              | RICHARD OUIMET<br>2923 MALTBY RD<br>BOTHELL, WA 98012<br><br>SALLY NIPERT<br>14004 156TH AVE SE<br>RENTON, WA 98059   |   |  |
| <b>Description:</b>        | Proposed subdivision of a 8.8 acre project site located within the R-4 (Residential 4 dwelling units per acre) zoning designation. The proposal would result in the creation of 31 lots and 2 tracts (Tracts A and B) and a new public street. The proposed lots would range in size from 8,050 square feet to 12,566 square feet. Access to the new lots would be provided via a new public street off of 156th Avenue SE. A lot line adjustment (LUA14-000250) is proposed between tax parcels 1423059057 and 1423059122 which will result in 30,175 square feet of parcel 1423059057 being removed from the proposed subdivision. No critical areas are present on the project site. |   |  |
| <b>Planner:</b>            | Jill Ding   |   |  |
| <b>Dev. Eng. Reviewer:</b> | Rohini Nair   |   |  |
| <b>Zoning:</b>             | COMP-RLD<br>R-4<br>SAD0034  | Comprehensive Plan - Residential Low Density<br>Residential - 4 DU/AC<br>Central Plateau Interceptor Area SAD |  |



# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000250**

**Plan Name: Nipert LLA**

|                            |  |   |
|----------------------------|--|---|
| <b>Submittal Date:</b>     | February 27, 2014  | <b>Status:</b> Approved   |
| <b>Acceptance Date:</b>    | March 06, 2014   | <b>Parcel Number:</b> 1423059023<br>1423059057<br>1423059122  |
| <b>Land Use Actions:</b>   | Boundary Adjustments (Lot Line Adjustment)   |   |
| <b>Location:</b>           | 14004 156TH AVE SE<br>14004 156TH AVE SE<br>14038 156TH AVE SE   |   |
| <b>Applicant:</b>          | PNW HOLDINGS LLC<br>JUSTIN LAGERS<br>9675 SE 36TH ST, 105<br>MERCER ISLAND, WA 98040<br>(206) 588-1147<br>JUSTIN@PNWHOLDINGS.COM |   |
| <b>Owner:</b>              | RICHARD OUIMET<br>2923 MALTBY RD<br>BOTHELL, WA 98012<br><br>SALLY NIPERT<br>14004 156TH AVE SE<br>RENTON, WA 98059              |   |
| <b>Description:</b>        | lot line adjustment  |   |
| <b>Planner:</b>            | Jill Ding  |   |
| <b>Dev. Eng. Reviewer:</b> | Steve Lee  |   |
| <b>Zoning:</b>             | SAD0034<br>COMP-RLD<br>R-4   | Central Plateau Interceptor Area SAD<br>Comprehensive Plan - Residential Low Density<br>Residential - 4 DU/AC |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000287**

**Plan Name: Li Short Plat**

|                            |  |   |
|----------------------------|--|---|
| <b>Submittal Date:</b>     | March 06, 2014   | <b>Status:</b> Approved with Conditions                               |
| <b>Acceptance Date:</b>    | March 13, 2014   | <b>Parcel Number:</b> 3340401180                                      |
| <b>Land Use Actions:</b>   | Land Division (Short Plat)   |   |
| <b>Location:</b>           | 1515 LAKE AVE S  |   |
| <b>Applicant:</b>          | RAYMOND NG<br>PO BOX 515<br>RENTON, WA 98057<br>(425) 788-3112   |   |
| <b>Contact:</b>            | DICK CAUSEY<br>16518 203RD PL NE<br>WOODINVILLE, WA 98077<br>(425) 788-3112  |   |
| <b>Owner:</b>              | GUAN QING + LI QI HUA + FENG<br>6916 S 124TH ST  |   |
| <b>Description:</b>        | Proposed subdivision of an existing 14,965 square foot parcel into 2 lots. The project site is located within the R-8 (residential 8 dwelling units per acre) zone. A 2-lot short plat was previously approved on the project site under City of Renton File No. LUA08-148, the previous short plat approval has expired. Proposed Lot 1 would be 5,100 square feet in area and Lot 2 would be 10,000 square feet in area. An existing residence is proposed to remain on Lot 1. Access to each lot would be provided via a new joint use driveway off of Lake Ave S. A stream buffer, wetland buffer, protected slopes ( slopes with a slope greater than 40%), and erosion hazard area are located on the project site. The application is proposing to utilize the existing SEPA determination (DNS-M) approved under LUA08-148 for environmental review. |   |
| <b>Planner:</b>            | Jill Ding  |   |
| <b>Dev. Eng. Reviewer:</b> | Jan Illian   |   |
| <b>Zoning:</b>             | R-8<br>COMP-RLD  | Residential - 8 DU/AC<br>Comprehensive Plan - Residential Low Density |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000568**

**Plan Name: Merlino Short Plat**

|                            |   |   |                          |
|----------------------------|---|---|--------------------------|
| <b>Submittal Date:</b>     | April 28, 2014  | <b>Status:</b>  | Pending                  |
| <b>Acceptance Date:</b>    | May 14, 2014  | <b>Parcel Number:</b>   | 0007200194<br>2023059085 |
| <b>Land Use Actions:</b>   | Land Division (Short Plat), Environmental SEPA Review   |   |                          |
| <b>Location:</b>           | 700-800 Block of Cedar Ave S  |   |                          |
| <b>Contact:</b>            | CORE DESIGN<br>LAFE HERMANSEN<br>14711 NE 29TH PL, 101<br>BELLEVUE, WA 98007<br>(425) 885-7877<br>LBH@COREDESIGNINC.COM   |   |                          |
| <b>Owner:</b>              | MERLINO LAND DEVELOPMENT CO<br>JIM BLAIS<br>5050 1ST AVE, 102<br>SEATTLE, WA 98134<br>(206) 658-0847  |   |                          |
| <b>Description:</b>        | <p>The applicant is requesting to subdivide two parcels totaling approximately 160,943 square feet (3.69 acres) into seven single family lots and one tract (Critical Area Tract A) in the Residential-8 (R-8) zone, resulting in a density of 1.9 dwelling units per acre. The site is located southwest of the intersection of South 7th Street and Cedar Avenue South in Renton, Washington. The proposed lots would range in size from 6,595 square feet to 7,989 square feet. The proposed lots would be accessed via private driveways from Cedar Ave S. The project site is roughly 1.5 acres in size and is currently covered in grass. The site was mass graded as part of the I-405 project, so there will be no clearing and minimal grading to construct seven single family lots, stormwater vault and associated utilities. One combined detention and water quality treatment vault will be located at the south end of Cedar Ave S in the cul-de-sac. Half street frontage improvements will be constructed on the west side of Cedar Ave S. The site contains sensitive areas, such as coal mine hazards, erosion hazards, steep slopes, and landslide hazards. The applicant submitted a Technical Information Report, Geotechnical Engineering Services Critical Areas Report, Coal Mine Hazard Assessment, and an exception through a waiver under RMC 4-3-050J.5.d for the placement of a wedge-shaped sliver fill and part of a retaining wall within the protected slope area on proposed Tract A.</p> |   |                          |
| <b>Planner:</b>            | Clark Close   |   |                          |
| <b>Dev. Eng. Reviewer:</b> | Kamran Yazdidoost   |   |                          |
| <b>Zoning:</b>             | R-8<br>COMP-RSF   | Residential - 8 DU/AC<br>Comprehensive Plan - Residential Single Family |                          |